

88 INVERKIP DRIVE, SHOTTS, ML7 4DG



Sneddon Morrison Estate Agents are delighted to offer this three-bedroom mid-terrace villa, to the open market. This property is in need of modernisation throughout however will make a great home or buy-to-let investment. The property benefits from gas central heating and double-glazing. Comprising:

- Entrance hallway, Lounge, Dining Kitchen, Three Bedrooms, Bathroom, Gardens to front & rear



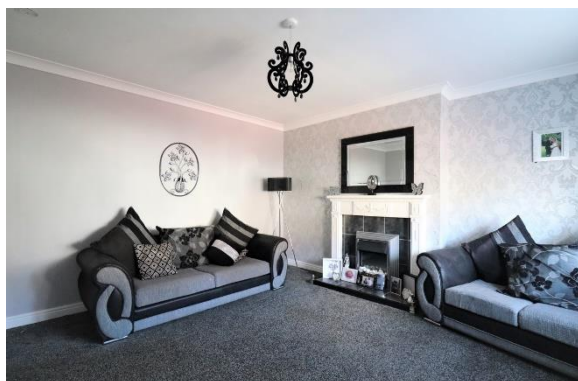
This three-bedroom mid-terrace villa will make an excellent home and should be viewed to appreciate what is on offer.

The house flows seamlessly from the minute you enter the front door with access from the hallway gained to the lounge, dining kitchen and the carpeted staircase to the upper level where we access the three bedrooms and bathroom.

Overlooking the garden and street area, the lounge is a bright and spacious room with carpet to the floor and an electric fire with wooden surround.

To the rear of the property, the dining kitchen has ample base and wall units with coordinated worktops and splash back tiles. Freestanding appliances include; cooker, fridge/freezer and washing machine. From the kitchen, access is gained to the rear garden via a UPVC glazed door.

Upstairs, there are three good-sized bedrooms, all of which benefit from



storage, providing adequate shelving and hanging space.

The bathroom consists of a WC and wash hand basin set over a pedestal and a bath with electric shower over. The room has tiles to the floor, a wall-mounted radiator and fully tiled walls.

The front garden has a paved path leading to the property with an area of decorative stone chips. The rear garden is split over two levels offering an ideal spot to relax, entertain and enjoy the sunshine. Both gardens are fully enclosed by a timber perimeter fence.

EXTRAS

Can be discussed and agreed with the Seller.

INFORMATION - All sizes are recorded by laser tape measurement to give an indicative, approximate size only. Prospective purchasers should make their own enquiries - no warranty is given or implied. This schedule is not intended to, and does not form any contract.

VIEWING - Strictly by appointment through Sneddon Morrison Estate Agents – **01501 749269**.

OFFERS - All offers should be submitted to the Whitburn office of Sneddon Morrison Estate Agents - **Fax No. – 01501 745440**

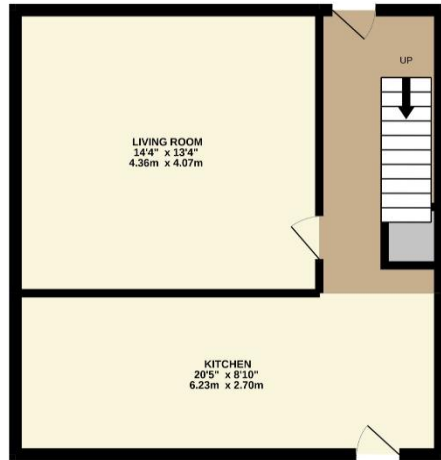
INTEREST - It is important your solicitor notifies this office of your interest otherwise this property may be sold prior to your knowledge.

OFFICE CONTACT - Stacey Stirrat on **01501 749269**.

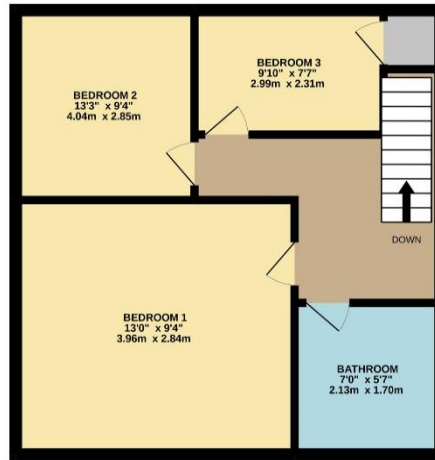
THINKING OF SELLING? - To arrange your FREE market valuation today simply call **01501 749269** and ask for Stacey Stirrat.



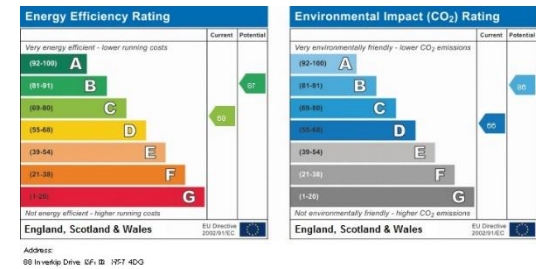
GROUND FLOOR
420 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 841 sq.ft. (78.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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All Enquiries to:

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Email: ss@sneddons-ssc.co.uk • **Web:** www.sneddonmorrison.co.uk

Branches at Bathgate, Livingston and Whitburn

IMPORTANT: The selling agents for themselves and for the sellers of the above property give notice that these particulars are for guidance only and their accuracy is not guaranteed. These particulars will not form part of any contract and interested parties should satisfy themselves in all aspects prior to submitting offers. The sellers do not bind themselves to accept the highest offer. S1106